



60/4 Falcon Avenue, Morningside, Edinburgh, EH10 4AW

Beautifully Presented & Spacious, Two-Bedroom, Second-Floor Flat

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Property Description

Beautifully presented and spacious, two-bedroom, second-floor flat, forming part of an impressive traditional stone-built tenement. Located in Edinburgh's highly sought-after Morningside area, south of the city centre.

Comprises an entrance hallway, living room, dining/kitchen, a utility room, two double bedrooms, a box room, and a bathroom.

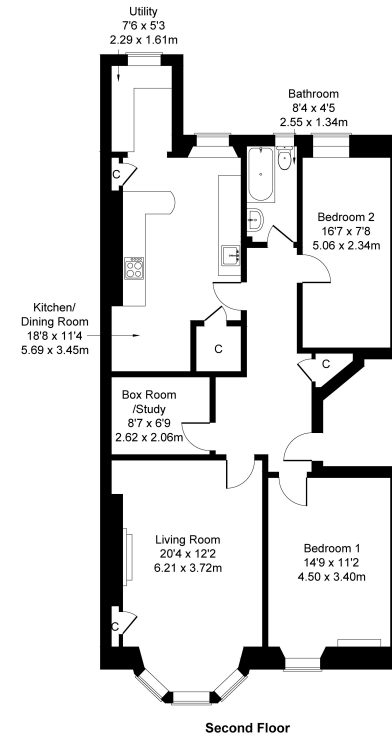
This stunning period property features tall ceilings, a front-facing bay window, stripped-wood panelled doors, ornate cornice-work, varnished hardwood flooring, and feature fireplaces. Further highlights include a quality modern fitted kitchen and bathroom, gas central heating, double glazing, a secured entry system, and a well-kept communal stairway.

Externally, there is a secluded and well-maintained shared garden to the rear and ample zoned street parking to the front.

A welcoming and bright entrance hall affords access throughout the property, including a convenient storage cupboard and spacious box room offering flexible storage or home office/study space. With varnished hardwood flooring continuing from the hall, a spacious front-facing living room is tastefully finished, with light decor, period ornate cornice-work, a traditional-style feature fireplace, and a stunning bay window, enjoying plentiful natural light. Set to the rear, a stylish dining/kitchen features ample space for dining furniture, varnished hardwood flooring and two built-in cupboards. Modern fitted units include wood effect worktops, a metro-tiled surround, a sink with a drainer; and an integrated oven, an induction hob with an extractor hood, a dishwasher, and a wine cooler; whilst the utility area features further fitted units and worktops, and a freestanding fridge/freezer and washing machine.

Bedroom one is set to the front, offering a generous room for freestanding furnishing, and features carpeted flooring, a central light fitting, and a feature fireplace; whilst a second well-finished, carpeted double bedroom is set to the rear. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite, including a rainfall shower over the bath, tiled splash walls, wood effect tiled flooring, and a ladder-style radiator.

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Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Morningside is a highly desirable residential area to the south of Edinburgh city centre, with the bustling local streets offering popular bistros, restaurants, bars, cafes, and specialist shops, together with one of the city's two Waitrose supermarkets. Schooling in the local area includes the highly-esteemed South Morningside Primary, St Peter's RC Primary, Boroughmuir High School, and

private schools. Morningside is known for its leisure provision including the Dominion Cinema, public parks such as Braidburn Valley and the Hermitage of Braid, as well as various golf courses and sports centres. The A702 offers access to the city bypass to the south, whilst regular bus services are available from the A702 and Morningside Drive.





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